

Port of Morrow
Regular Commission Meeting
May 13, 2009
#2 Marine Drive, Riverfront Center
Boardman, OR. 97818

PRESENT

Commissioners: Marvin Padberg, Don Russell, Larry Lindsay, Joe Taylor and Jerry Healy

Staff: Gary Neal, Lisa Mittelsdorf, Eileen Hendricks, Ron McKinnis and Dori Drago

Others: As listed on sign-in sheet

I. CALL TO ORDER AND INTRODUCTIONS

The regular session was called to order by Marvin Padberg at 1:40 pm.

II. APPROVAL OF MINUTES – April 8, 2009

Jerry Healy made a motion to approve the minutes of the April 8, 2009 regular meeting. Don Russell seconded the motion, motion carried.

III. OLD BUSINESS

A. East Beach

Gary reported on the progress in the East Beach area. Next Monday is our target date for paving the Lewis and Clark extension. All except the last 60 feet of the water line is ready to be laid, it should be done by next week as well. The sanitary sewer lines have been installed. We have put in some waste water pressure lines for the ZeaChem site, on the other side of the road. The concrete for the approach for the RDO Calbee site should to be poured next week.

The nitrate levels are not moving so we are going to blow the lower well.

The Transload building is nearly complete, we need to get the power lines and the water lines there and it should be ready for our 50th Anniversary party June 12th. We have been showing the building to potential clients.

B. Willow Creek Valley Economic Development Group

Sharon Lewis reported that the housing availability in Heppner is scarce. There are no empty lots and the existing homes are very small. The County granted some money and Heppner, Lexington and Lone are working on a new strategic plan for the South end of the County.

D. Heppner Site NFA Status

Ron received results from the latest testing and a survey was needed to establish elevations. Ron has completed the survey and is in the process of reducing the data and finalizing the reports to submit to our Consultant. The information from the water sample came back and has been forwarded on to the Consultant.

E. Rail Logistics

Lisa reported on the Connect II project. We have had two meetings in the last two weeks with Northwest Container, our Consultant and HDR. They have submitted for UPRR review a 10% plan. The plan was not to our satisfaction so we have met in person and via Tele Conference to revise the plan. They are working through the revisions now.

We went to bid on the Container Handler for Northwest Container. We received bids through the public bid process and the bid has been awarded. The machine will be here in about 6 months.

F. Legislative Conference Calls

We have Legislative Conference calls with Dave Nelson and Greg Smith the first and third Tuesday of every month at 7:30am. They are focusing on keeping legislation from happening that will cause problems for businesses in Oregon. They are both on the Ways and Means committee and are trying to pass a transportation bill that would include a Connect Oregon III as well as other transportation funding.

G. Ports Day at the Capital

Lisa attended Ports Day, there were about 8 Ports represented. It was the first day that Ways and Means took their Committee on the road, so there were not many Legislators there. Lisa said she hand delivered her presentation to the Legislative Offices since there was not a lot of foot traffic.

V. NEW BUSINESS

A. Review of Employee Safety Manual

Lisa presented Commissioners with the safety manual. There is an additional section on the procedure of entering steam vaults. Lisa asked that the Commissioners take it home and read it and either email comments back to her or we can discuss it at the next meeting.

B. Stimulus Funds

Gary reported we are in the process of getting the documentation ready to get the Rail Project out for bid next week. We are required to supply ODOT with all documentation including the design and specifications for the environmental review process we had to go through, by May 25th. They have committed to review all documentation and sign off by May 29th. As soon as ODOT signs off we will open the bids as we have to have a contract in place by June 17th.

C. Resolution 2009-05 – 1996 PGE Bonds

PGE has re-purchased bonds they issued in 1996. This resolution would allow them to pay themselves directly instead of sending their money to the Trustee and waiting for the Trustee send it back to them. Sam has reviewed and approved the documents. They have asked us to adopt Resolution 2009-05, authorizing the execution and delivery of the First Supplemental Trust Indenture and the First Supplemental Loan Agreement relating to the PGE Series 1996 Bonds.

Jerry Healy moved to approve Resolution 2009-05. Joe Taylor seconded the motion. Motion carried.

D. Flex Lease Application

To be discussed in Executive Session.

E. Other

June 12th we will celebrate the Port of Morrow's 50th Anniversary in the new Transload building.

VI. STAFF REPORTS

Building use, container activity and water usage were all discussed.

The regular meeting was recessed to executive session at 2:25 pm.

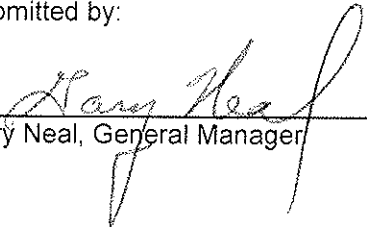
Executive Session under Leases and Legal Action – ORS 192.660

The regular meeting was called back to order at 3:25 pm.

Don Russell moved to approve the application for the Flex Lease program with Special Districts for the financing for the costs association with the Transload Warehouse. Joe Taylor seconded the motion, motion carried.

There being no further business, the meeting was adjourned at 3:27 pm.

Submitted by:



Gary Neal, General Manager



Marvin Padberg, Commission President